1) An updated graphic rendering of the proposed final Concept Master Land Use Plan for the entire Riverfront Project area complete with the new Phase 1 proposal, storm water management elements, and any changes to proposed parking elements. To show added detail, you may also consider showing an updated final rendering of Phase 1 alone and any changes made since the February RDA meeting, including the likely order of building development and parking capacities.

2) A survey map of the entire Riverfront Project area with proposed parcels and their boundaries for the creation of CSMs. NOTE: Be sure to provide clarity on Power House and storm water management parcels and boundaries.

3) A map of proposed storm water management elements containing survey lines and elevations, and their relationship to planned open space and trail locations along the riverfront.

4) Written and graphic: Provide timetable for first building construction in Phase 1 beginning with developer's agreement negotiations and ending with occupancy permit issuance. Secondarily, using one or two likely scenarios, provide a timetable for building two and three construction. Provide a detailed schedule for storm water management design that shows how it will be integrated with the open space/trail along the river. Additionally, explain how infrastructure needs, (e.g. streets, utilities, storm water) for Phase 1 and subsequent phases will be staged for planning and development.

5) Written: Define your current interest in making the Power House part of your current development planning. What factors would influence your decision making on whether to buy the parcel, and when, for renovation or let the City move forward with separate sale and renovation?

Note: With regard to the Power House and its future need for customer parking (no matter its final use): is it your intent that the parking lot now placed behind the residential homes along South St. would be available to Power House customers, (i.e. not a secured parking lot)? Needless to say, the City/RDA must be concerned about the economic viability of the Power House and that requires some clear thinking about varied parking options in the area at least until the new Mandt lot is built across the river.

6) Written: Commitment to green energy/green design elements per RFEI for Phase 1. If it is your intention to use LEED criteria (whether seeking official certification or not), please indicate the level of LEED adherence, including some examples of intended technologies and design features.

7) Written and/or graphic: Commitment to green space/open space/public access planning per RFEI for Phase 1 and entire proposed Riverfront Project understanding that the RDA/City desire to see a final allocation of 20-30% open/green space uses. Assuming storm water elements will be dedicated to the City, please indicate so and if any public use features or amenities will be considered for the project area, (e.g. LED lights, park benches, exercise area, public gathering area, gazebo, community garden).

a) Are you planning on any art installations or tribute to previous site uses i.e. (Mandt Wagons)?
b) Are you planning to use any of the bricks that has been saved from demolition to use as pedestals, archways designating the new neighborhood, entryway near the powerhouse and/or 6th and South street and/or 4th and South street?

8) Written and graphic: Commitment to making the Riverfront Project dynamic and successful from the start by making Phase 1 the "anchoring area". Indicate how building density, aesthetics, green space, parking, traffic flow, and road placement will work together to achieve this goal. Provide street-level views of the Phase 1 area from the top of Main and 4th St. along with a view from 4th and South Streets and any other views deemed important.

Note: From the start, both your team and the RDA have used the same general development theory: make Phase 1 "cool and interesting" (not just another new development) to attract potential residents and stand out in the region. The current concept design for Phase 1 runs rental complexes right to the corner of 4th and South and offers little of special attraction value to distinguish the development and welcome the community. Yes, architecture is fine, but something is missing. Going back to a concept from last year, we talked about 4th St. as the "welcoming corridor" yet there is nothing that does that in the current development plan. Can space be reserved at the corner of 4th and South for a unique, high quality welcoming entrance to the entire development? This seems appropriate as the Riverfront Project area is not just any area, it played a critical role in Stoughton's industrial past and put Stoughton on the map.

9) Written and graphic: Commitment to architectural styling that creates an attractive and durable neighborhood for Phase 1. The interest here is to understand how the proposed styling presented in February will be used throughout the entire Phase 1 area or if alternate designs might be incorporated owing to building orientation or size. Street-level views of Phase 1 buildings would prove particularly helpful here. Would this same design or theme be used for all buildings in subsequent phases whether condos, townhouses, multi-floor complexes? Would any buildings in Phase 1 or subsequent phases have space reserved for commercial or hospitality activities?

Note: The current concept plan for the full 11 acres has a significant number of buildings spread out in phases 2 to 4 or whatever the final number will be. It appears Phase 1 rental units will be 3-story from current design illustrations and that seems reasonable. Is that correct? However, for the rest of the development, was your design team able to play out the wisdom of building a couple of 4-story units to gain greater density thereby opening up more green space for other community values/purposes? It would seem that one additional value in going this direction would be to add another floor that could have premium views of the river and park area thereby offering higher rent potential. Are 4-story units possible in a subsequent Phase based on current economics and planning?

10) Spreadsheet: Use attached spreadsheet to respond to Phase 1 financial information needs.

Note:

a) How is the project going to be funded? (loan, investors, private equity, etc.)
b) If funding with a loan, when will the RDA/City be supplied with a bank approval letter or pre-qualification letter? If either letter is not possible, what is the status of financing and when can a letter be expected?

Phase I Required Information:

1. Using the Increment tab below, complete estimated land and building taxable value allocations for each year.

2. Using the Project tab below, please fill in the anticipated on-site and off-site project costs in column 1, identify which, if any, of those items will be using TIF requests in column 2, and then the anticipated year of construction in column 3.

3. The RDA/City need to come away with a feeling for your financial capability, especially if self-funding.
Please provide examples of borrowing needs for recently completed projects in Madison, (i.e. project, amount, and bank only).

RIVERFRONT DEVELOPMENT - PHASE I

Construction Year	2020			2021			2022			2023			2024		
Assessment Year	2021			2022			2023			2024			2025		
	Land	Bldg	Total	Land	Bldg	Total	Land	Bldg	Total	Land	Bldg	Total	Land	Bldg	Total
A.1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Units 39-45															
A.2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Units 27															
A.3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Units 46															
Other - Please Specify	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Units															
Other - Please Specify	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Units															
Other - Please Specify	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Units															
Other - Please Specify	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Units							$ -								

	UNITS	STALLS		
		Underground	Surface	Street
A.1	39 - 45	35		
A.2	27	0		
A.3	46	40		
	112 - 118	75	24	36
		Total Stalls	135 Stalls	
		Stalls per Unit	1.20 - 1.14	

On-Site Project Description	Anticipated Cost	Anticipated TIF Request	Anticipated Construction Year
	$ -	$ -	

Off-Site Project Description	Anticipated Cost	Anticipated TIF Request	Anticipated Construction Year
	$ -	$ -	